

The Seam

Barnsley

Heritage Statement to assess the impact of Proposed Art Interventions as Part of Improved Public Realm Proposals.

Undertaken by TheUrbanGlow
Design & Heritage Ltd 2024



EXECUTIVE SUMMARY

This heritage statement considers development proposals for new public artworks as part of the Barnsley Seam project. The intervention of artworks within a new public space have been assessed from identified heritage assets both within the town and from farther afield. The history of the site from its origins on the edge of the planned 13th century town of Barnsley to that of industrial railway station and goods yards has been assessed in the context of the current use of the site as a surface car park.

The HIA has found very low levels of harm that would be mitigated thoroughly through the many Public Benefits of this proposal and the ability of the art works to both enhance the heritage offer of the town and to enable a greater appreciation of the town’s history in a new way.

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INTRODUCTION

The Barnsley DMC is the focus of Barnsley’s Digital Campus for creative and technological innovation. As part of this wider rejuvenation and economic offer of the town the proposal before us seeks permission to create a refurbished car park along with new public open space and welcome gateway into the area. As part of this new public space a new commission for public art has been issued which has resulted in the proposed installation of three contextual new art works that would be placed within the site. The new art works reflect and are integrated with the Barnsley tradition of weaving within the local cottage industry and associated loom shops. This Heritage Impact Assessment has been commissioned by Wilmott Dixon to assess the proposed scheme with regards any effect that the proposed art works would have upon the historic environment of Barnsley.

METHODOLOGY

The methodology used in this assessment exercise has been based on the references to significance in the National Planning Policy Framework (as revised 2023), as informed by two non statutory Historic England documents namely; Managing Significance in Decision Taking in the Historic Environment (2015) and Conservation Area Designation, Appraisal and Management (2016). It also refers to Historic England Guidance on ‘The Setting of Heritage Assets’ published as Good Practice Advice Guidance in 2017. The report has also had regard the Barnsley Council guidance on Heritage Impact Assessments SPD 2019.

The initial sift of sites undertook an assessment of heritage assets, including the Barnsley Conservation Area, Listed Buildings, Locally Listed Buildings and Scheduled Monuments within a 500m distance from the site. Due to the proposed height, lighting and design of the proposed art works, there was the potential for the scheme to effect assets over a larger geographical area however. As such the assessment took a high level approach to understanding theoretical potential effect upon assets that could have a possible line of sight with the proposed intervention from farther afield. As such an assessment of topography was undertaken and this resulted in the scoping in or out of heritage assets over a wider area . As such the assessment has been as thorough in this regard as possible.

The assessment was undertaken by Andy Graham and Esther Bavington and all images were taken during a site visit in November 2024. Historic research has included information from third party sources as credited and we are happy for our findings to be used, where required as long as subsequent credit is given.



PROPOSED SITE

The proposed site is an area of existing car parking land to the lower end of Regent Street. The land terraces upwards towards the town proper and the Barnsley DMC has begun to invest in the area and the vicinity is now becoming a vibrant area where students pass through towards their respective institutions. The site is primarily accessed from the south, around the junction of Eldon Street and Regent Street where access is gained through the old railway bridge abutments, and from the north where mainly vehicular access is achieved.

The car park forms one terrace separated by historic railway arches and embankment before stepping down again towards the east where the current railway runs. There are some trees upon the site, especially to the north and a clear desire line path way is maintained through the car park towards the Regent Street entrance.

The Courthouse building is the closest Listed Building to the site and is Grade II Listed.



POLICY AND GUIDANCE FRAMEWORK

This Heritage Assessment is created in reference to relevant UK national policy and guidance. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that Local Planning Authorities should have “special regard” for the “architectural or historic interest” of a Designated Asset when considering whether to grant permission for development (Planning Act 1990, 91-92). Section 72 of the same Act states that local planning authorities should give ‘special attention’ to the desirability of preserving *or* enhancing a Conservation Area when considering whether to grant planning permission.

The site is located adjacent to the Barnsley Conservation Area and is within the setting of several Listed Buildings, many of which are located along nearby Regent Street which is a strong area of townscape quality aligned upon the Grade II Listed Town Hall and the Grade II* Listed War Memorial. Due to this sensitive historic context both sections of the Act are fully engaged within this assessment.

NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (December 2023) provides guidance on the management of the historic environment. Paragraph 200 of the Framework requires an applicant to describe the significance of any heritage assets affected by a proposal, including and contribution made by their setting to this significance. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. This assessment provides that assessment of significance and will help the Local Planning Authority in its duty to undertake the following:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage asset(s) affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”

The NPPF goes on to offer the following guidance in paragraphs 205-209; *“205. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”*

The proposal within this report will not lead to Substantial Harm to the historic environment. Substantial Harm is a high test and will generally only be triggered through the total loss of a heritage asset. The NPPF states the following with regards to Less Than Substantial Harm and this will likely be the main focus of this assessment;

“208. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

This assessment is being undertaken therefore so as to demonstrate a clear and comprehensive understanding of the context of this site and to elaborate upon the historic evolution of this area with a mind to understanding the effect of these proposals.

The NPPF also places an increasing emphasis upon good quality design and placemaking and this proposal represents high quality design that is supported by the Framework.

LOCAL PLANNING POLICY

The Barnsley Local Plan provides the local planning context for these proposals.

Local Plan policy HE2 states as follows:

“3.2 Proposals that are likely to affect known heritage assets or sites where it comes to light there is potential for the discovery of unrecorded heritage assets will be expected to include a description of the heritage significance of the site and its setting.”

Policy GD1 General Development

“Proposals for development will be approved if:

- There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents;*
- They are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land;*
- They will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land;*
- They include landscaping to provide a high quality setting for buildings, Incorporating existing landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape;*
- Any adverse impact on the environment, natural resources, waste and pollution is minimised and mitigated;*
- Adequate access and internal road layouts are provided to allow the complete development of the entire site for residential purposes, and to provide appropriate vehicular and pedestrian links throughout the site and into adjacent areas;*
- Any drains, culverts and other surface water bodies that may cross the site are considered;*
- Appropriate landscaped boundaries are provided where sites are adjacent to open countryside;*
- Any pylons are considered in the layout; and*
- Existing trees that are to remain on site are considered in the layout in*

order to avoid overshadowing.”

Policy D1 High Quality Design and Place Making Design Principles:

- Development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley, including: Landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features;*
- Views and vistas to key buildings, landmarks, skylines and gateways; and Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.*
- Through its layout and design development should: Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment;*
- Complement and enhance the character and setting of distinctive places, including Barnsley Town Centre, Penistone, rural villages and Conservation Areas;*
- Help to transform the character of physical environments that have become run down and are lacking in distinctiveness;*
- Provide an accessible and inclusive environment for the users of individual buildings and surrounding spaces;*
- Provide clear and obvious connections to the surrounding street and pedestrian network;*
- Ensure ease of movement and legibility for all users, ensure overlooking of streets, spaces and pedestrian routes through the arrangement and orientation of buildings and the location of entrances;*
- Promote safe, secure environments and access routes with priority for pedestrians and cyclists;*
- Create clear distinctions between public and private spaces;*
- Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details;*
- Make the best use of high quality materials;*

Include a comprehensive and high quality scheme for hard and soft landscaping; and Provide high quality public realm.”

CONSERVATION AREAS

The site is located within the adopted ‘Regent Street, Church Street and Market Hill Conservation Area’ (CA). The Conservation Area was first designated in 1973, later extended 1977, and it covers much of the historic central area of Barnsley. The CA sits alongside the Victoria Road Conservation Area that itself extends into a third Conservation Area to the north.

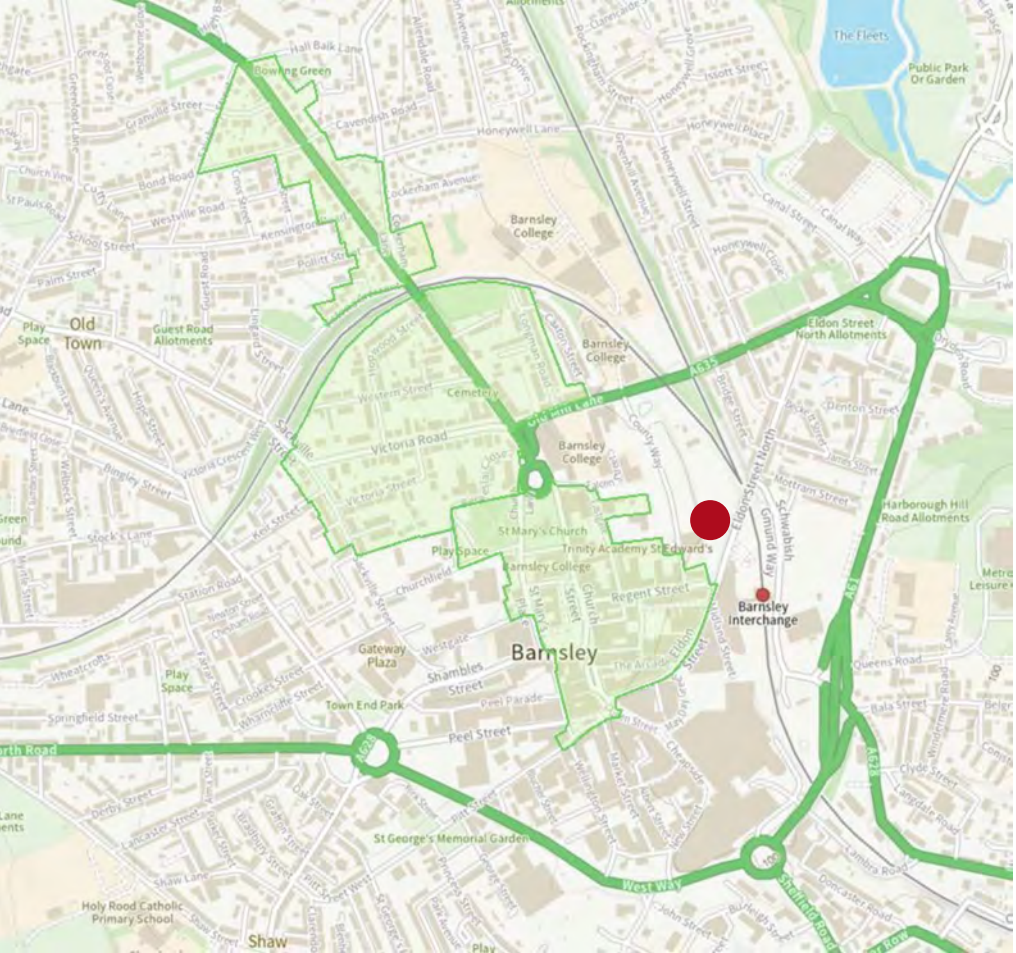
Curiously therefore, although reappraised very recently¹, the decision was taken to retain three separate Conservation Areas rather than to combine these areas and assess them as ‘character zones’. Instead the area is divided into much more detailed character areas but unfortunately the plans within the appraisal are greyscale and as such difficult to define.

Nevertheless, the newly adopted appraisal sets out the significance and important attributes that contribute to the special architectural and historic character of the town centre area.

The boundary of the CA skirts to the west and south of the application site but does not include the site itself. It also omits the historic railway arches that bisect the car park site from the upper seam car park. As far as we can make out the site is nearest to Character Area 1 - Upper Church Street, Eastgate and Church Lane and Character Area 2 - Civic Core.

LOCAL CONTEXT - NEARBY DESIGNATED ASSETS

The map below shows the clusters of Listed Buildings that populate the town. The closest Listed buildings to the site are the Grade II Listed The Courthouse along with its external railings and piers. This building sits at the lower corner of Regent Street and has a direct historic relationship to the site through its history as being part of the railway station here (The Courthouse Station). It dates to 1860 after the laying out of Regent Street



Plan showing the Conservation Areas around Barnsley. Although conjoined, there are three Conservation Areas but the closest is that of Barnsley Regent Street, Church Street and Market Hill Conservation Area. (Source, Barnsley Council Web-site)

1. The Barnsley Regent Street, Church Street and Market Hill Conservation Area was recently reviewed with a final version published in June 2024.

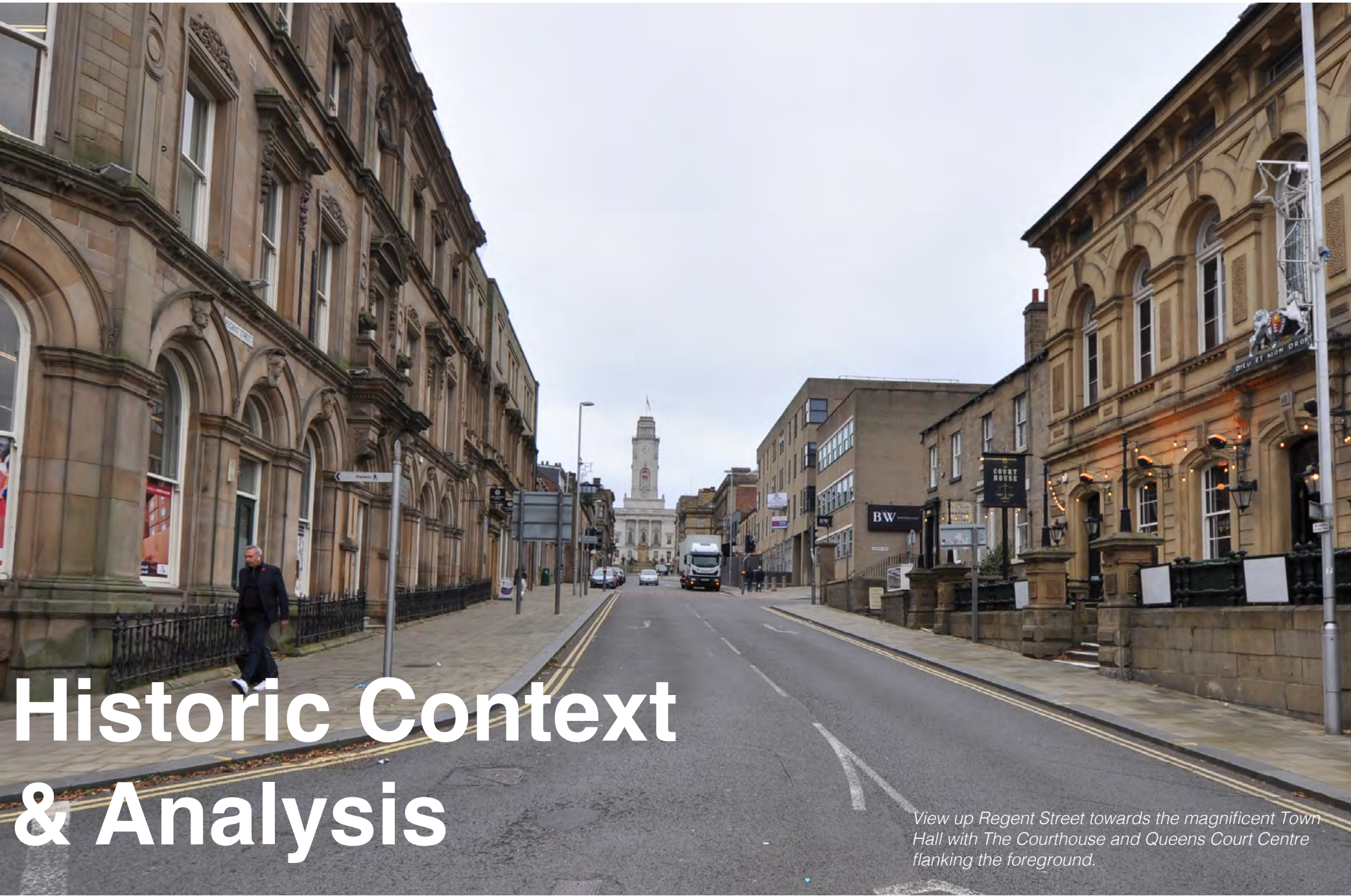
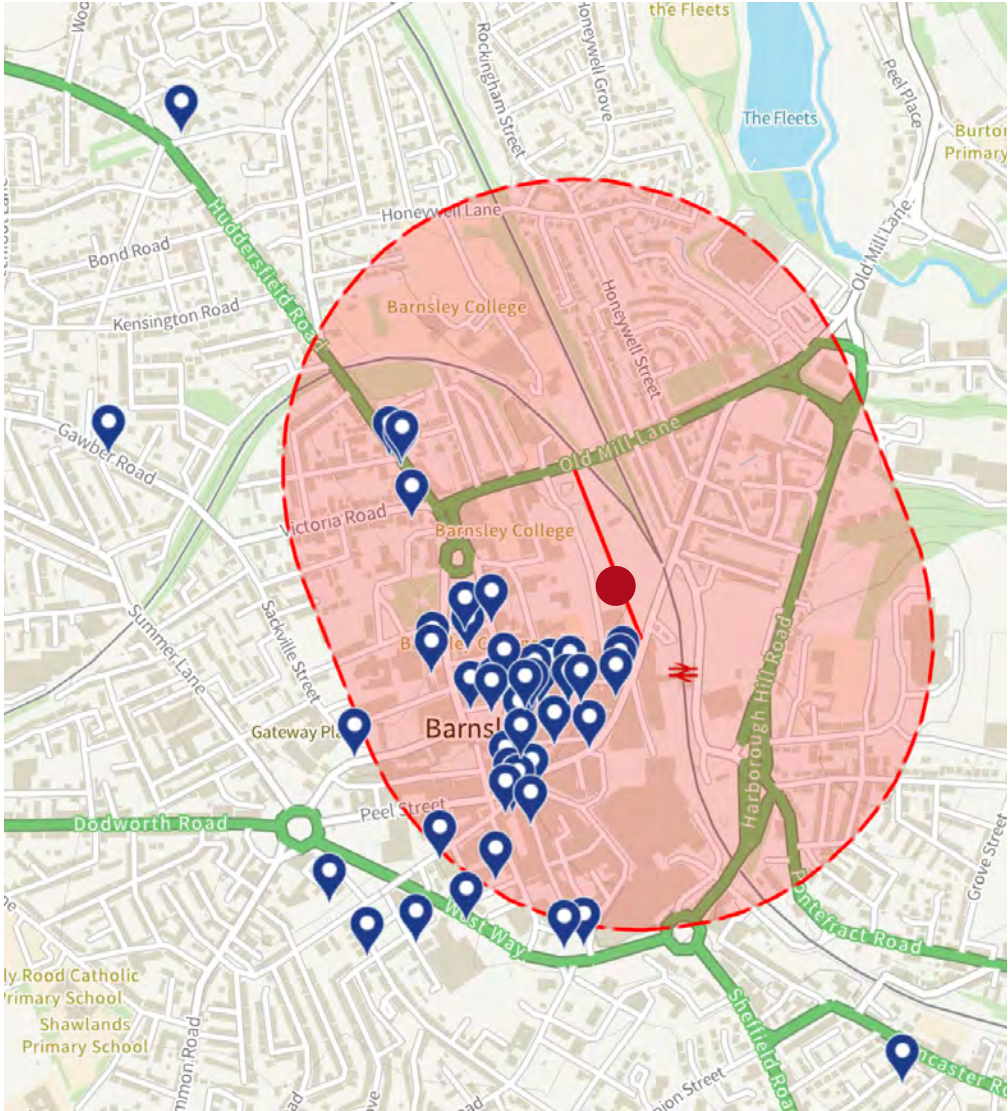
by the local Architect and planner, John Whitworth (1780-1863). Also nearby is the Queens Court Business Centre which is also Grade II and sits opposite The Courthouse to the lower end (south side) of Regent Street.

There are several other Listed Buildings nearby that have been assessed collectively as part of this assessment. Most notable of these is Barnsley Town Hall (GVII) and the Barnsley War Memorial (GVII*) as well as the Grade II* Listed St Mary’s Church. The setting of these buildings have been assessed within their respective contexts inside the Conservation Area.

Due to the topography of the area a high level visit was also undertaken to several assets nearby that could feasibly be within the setting of the site (or vice versa). These included the Grade I Listed Monk Bretton Priory and associated structures, the Barnsley Main Colliery and the area around clusters of Listed Buildings at Monk Bretton (to the opposite side of the valley to Barnsley) and the John Carr designed house at New Lodge. (Edited list descriptions are included within the Appendix below).

LOCAL CONTEXT - LOCALLY LISTED BUILDINGS

The assessment identified three Locally Listed Buildings and structures. Two of these (The Drill Hall, Eastgate and The Cooper Art Gallery) were assessed as part of the Conservation Area. A further Locally Listed structure was visited due to its location to the foot of the Dearne Valley at Twibell Street.



Historic Context & Analysis

View up Regent Street towards the magnificent Town Hall with The Courthouse and Queens Court Centre flanking the foreground.

LOCAL HISTORIC CONTEXT

Barnsley as we see it today was a ‘planted’ town upon strategically important trade routes but its general location above the Dearne Valley has seen occupation of the area for several thousands of years. Within the wider vicinity Neolithic stone and flint tools have been found as well as Bronze Age (1400-1000 BC) weapons. In 1947 a coin hoard from the Roman period was found in Darfield which illustrated the cosmopolitan links that the area had to whole of Europe and the Near East. The Monks of St John of Pontefract are credited with founding the existing town that developed into the thriving Medieval place that we can still see traces of today and in 1249 the town gained a royal charter for a market which has been a main attraction of the town ever since. The survival of ‘Old Barnsley’ marked the site of the former village that likely existed prior to the re-planning by the Monks.

The influence of both Pontefract and the nearby Priory of Monk Bretton reinforced the town’s reputation and position along the lines of commerce, but the modern period saw the town continue to exploit many of the industries that were likely started by the monks. The town therefore became famous for its coal, linen, iron and glass industries which were well served by both the market and the plethora of turnpike roads and railways that came through the town.

Today Barnsley has done well to survive the trials and tribulations of the post industrial world and the town still maintains its thriving market and a vibrant town centre that many larger towns would be envious of. The investment in further education, quality public realm and good quality and attractive architecture shows how Barnsley continues to punch above its relative weight.

HISTORY OF THE APPLICATION SITE

The application site appears to have been simply outlying fields associated with the town who’s plots appear to end around Eastgate. This typical ‘back lane’, (indeed it was once called Back Lane) marked



the end of what was the planned settlement of burgage plots, their long linear forms clearly visible on the early Ordnance Survey maps (see below). Evidence of this also appears within the rear protrusions of some buildings along Church Lane where medieval timber framed elements are still visible (see image above).

It is likely that the area of the application site was common land that extended towards the river valley with Old Mill Lane (later turnpiked) extending eastwards towards Monk Bretton. On the first detailed plan of the town in 1850 the fields appear regular and large suggesting some form of Parliamentary Enclosure with Eldon Street running into the Turnpike cutting of Wharncliffe Cut towards Wakefield. This new road dramatically protruded through the landscape as part of the Sheffield and Wakefield Turnpike Trust and is a clear departure from the more organic and vernacular forms of the older town.

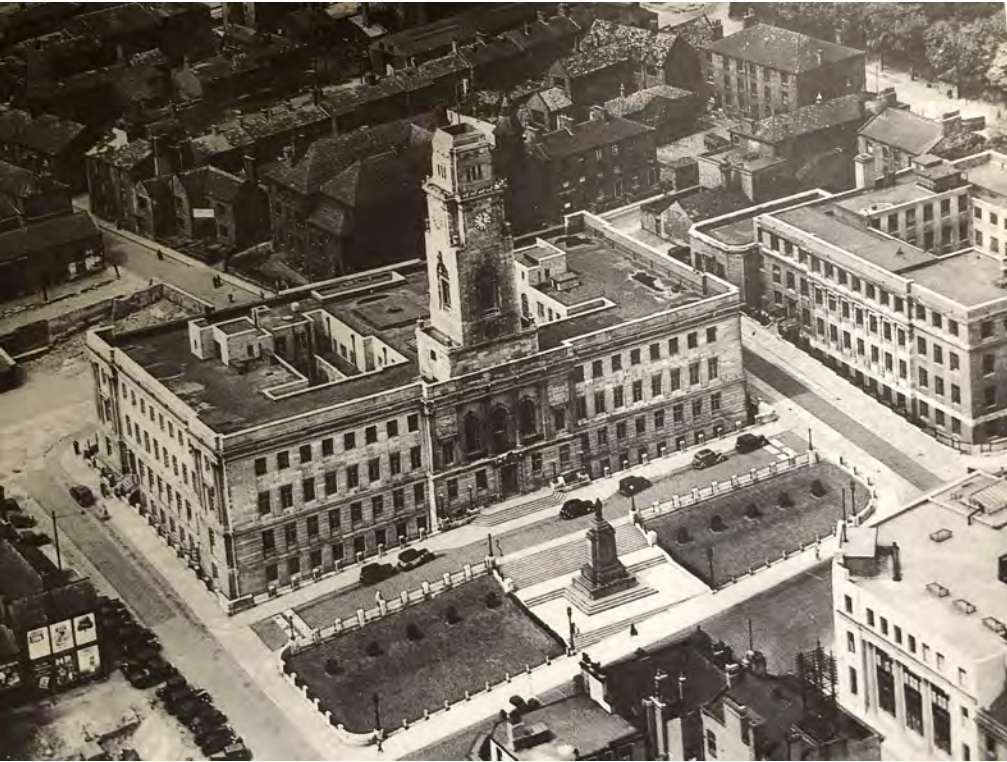
The first real development to this site began with the land being used as goods yards and good sheds with the first railway station being opened in 1850. This station only had limited platform capacity and subsequently the railway expanded with the Barnsley Regent Street terminus in 1870. This station was later known as Barnsley Court House Station in 1873 and was extended to include covered platforms and incorporated the old Courthouse Building. The now blocked doorway from the Courthouse Building that gave access onto the higher level platform is still visible on the side of the building. This gave the people of Barnsley the ability to access the mainline routes.

The site later developed into a larger scale of railway infrastructure that continued and evolved throughout the late 19th and early 20th centuries with spurs and goods yards extending over the whole area of the site. The change in level was partially managed through the track running along an abutment who’s arched foundations still demark the change in level between the Seam sites.

The Courthouse Station closed around 1958 and, gradually, the spurs and good sheds were dismantled and the land left vacant. The Barnsley Interchange now forms the focal point to the lower end of Regent Street

and the legacy of the railway is maintained. The abutments of the former railway bridge survive but the appearance of the area now is noticeably different and more open than it was prior to 1960.

Recent development has seen the Barnsley DMC buildings offering new educational and technological skills to the young people of the town and there is lots of space for the town to expand into in the future. Although the car parks are relatively well used, the potential of this site as a gateway for those exiting the station, arriving by private car and in entering the educational hubs of the DMC’s is obvious.



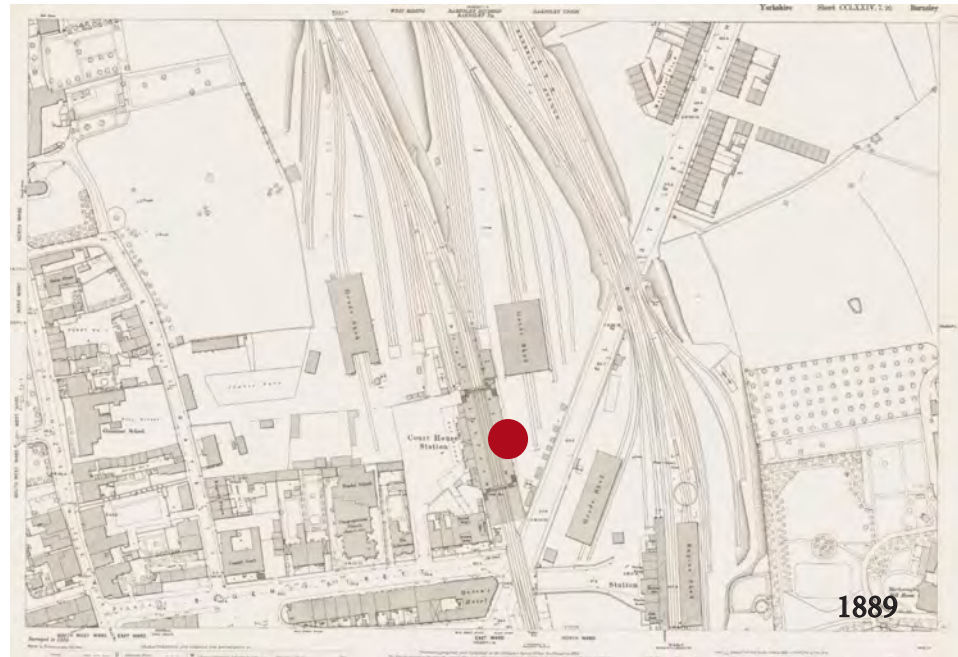
The Portland Stone Town Hall stands as a true landmark in Barnsley and was created with its War Memorial (that predates the Town Hall) as a set piece of civic pride addressing Regent Street and the strong sense of arrival as a processional route to the top of the hill. It has been related that H.M. Queen Elizabeth II approached the Town Hall from this direction and years later she was interested in what the name of the street had been.



1850



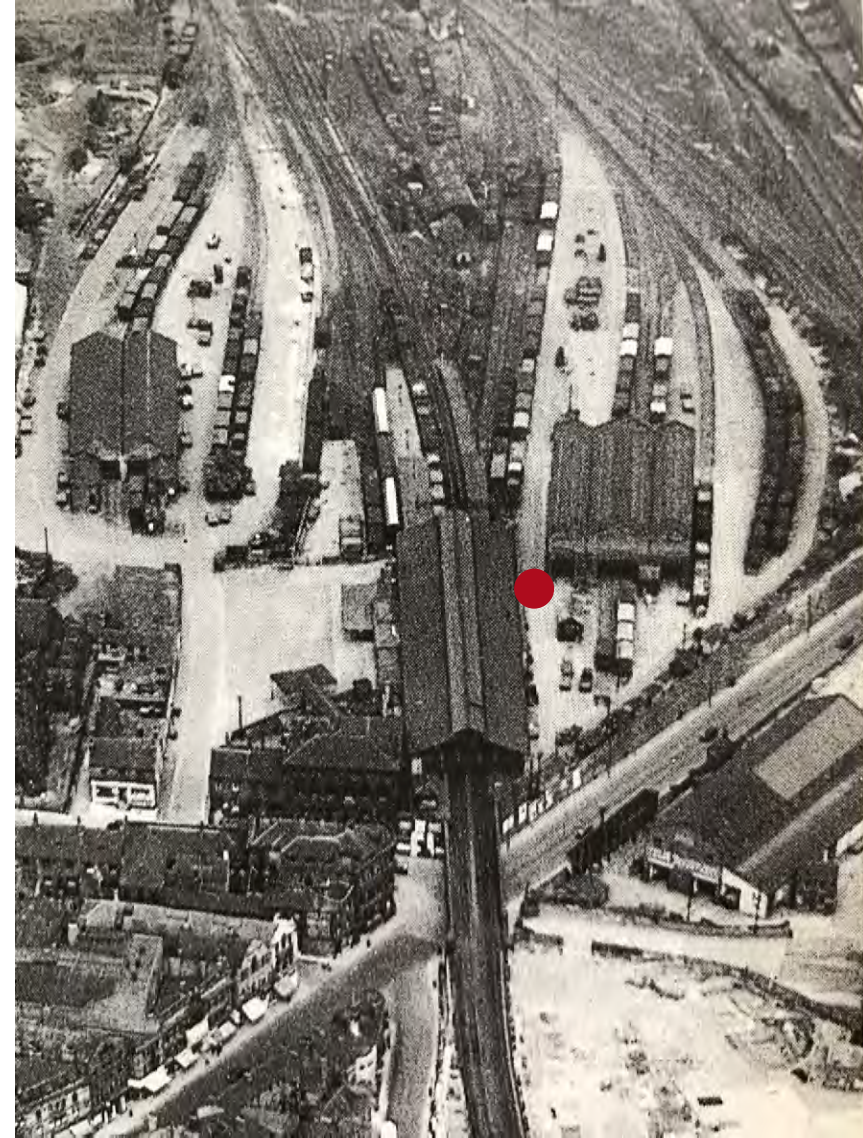
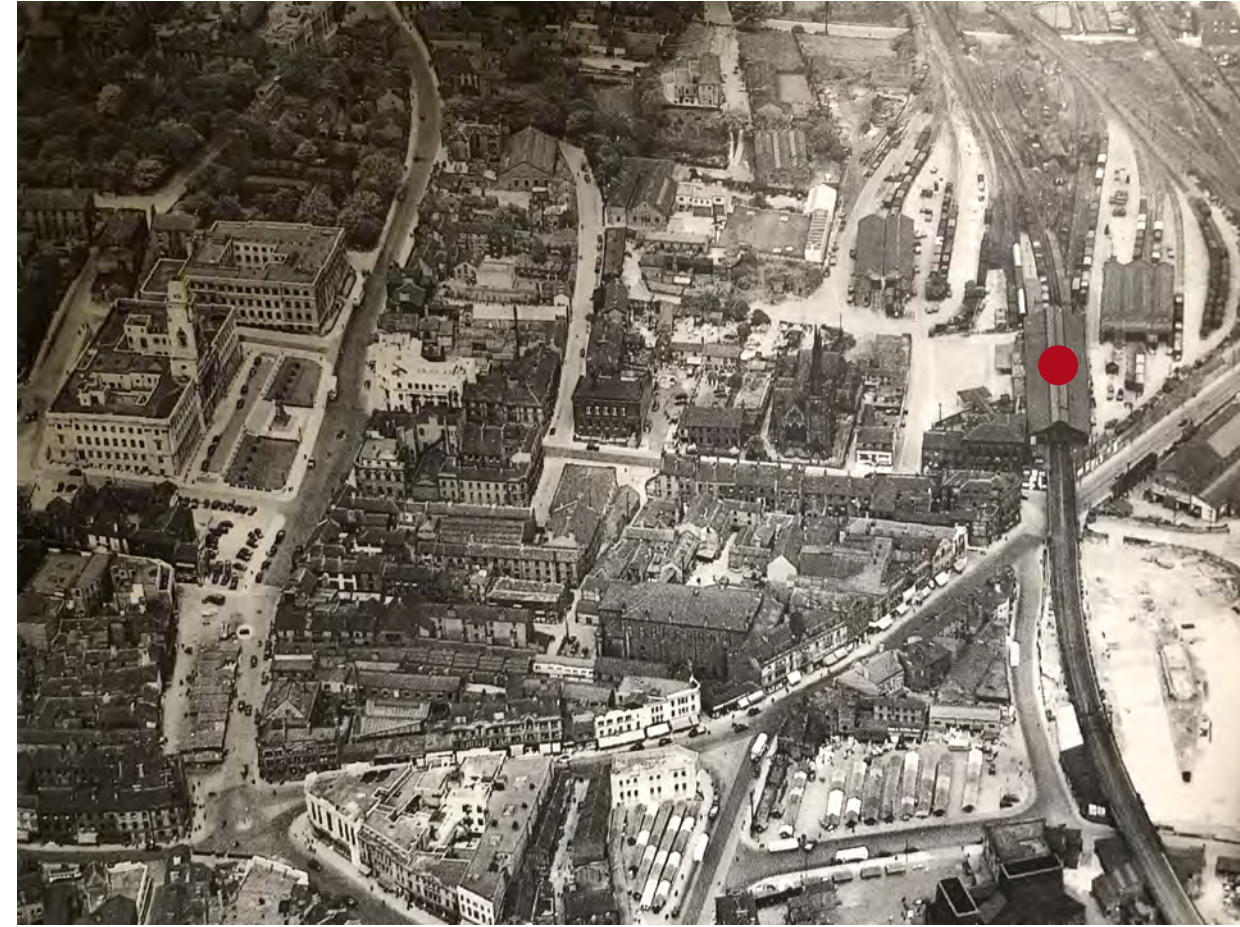
1855



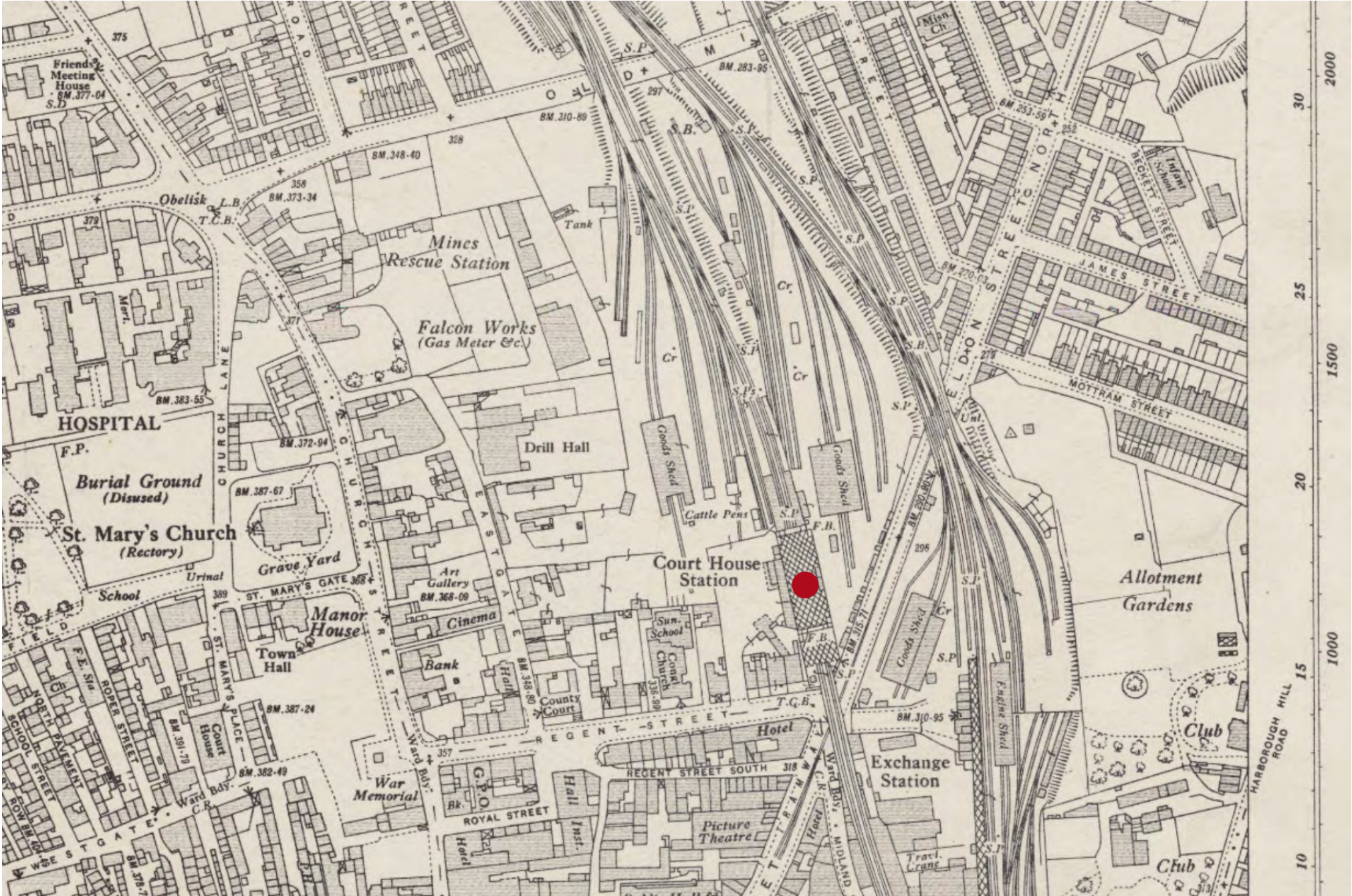
1889



1893



View of the application site (the red dot marks the Courthouse Station) circa 1938 (Source Aerofilms). The railway infrastructure is clearly visible as is the Old Courthouse Building and the Courthouse Station with its covered platform. The Railway was carried over Eldon Street and Regent Street and it must have been a dramatic change to have seen this infrastructure removed. The site very much marked a departure from the older medieval town around Eastgate and that of the site, where one was clustered of houses, the other was open and thoroughly industrial.



1932 Plan of Barnsley showing the railways at their height (source The Leeds Library).

SUMMARY OF THE SITE'S SIGNIFICANCE

Although Barnsley itself has an undeniably **High** heritage significance. The application site itself is unusual in having experienced relatively little change. The main change was through the site accommodating the railways and the plethora of associated tracks, signals and stations. Many of these have since disappeared but, nevertheless, the site exhibits historic significance through the following heritage values:

Evidential value: the potential of a place to yield evidence about past human activity.

Historic maps show the site to be void of occupation prior to the coming of the railways around 1850. Prior to this the land was likely formed of parcels of land divided up by Parliamentary Enclosure. However, the proximity to the Medieval town suggests that the land was once used for grazing and agriculture associated with the early town. However, there are no references within the Historic Environment Record (HER) to any features of finds and the land likely suffered extensive modification through the terracing and levelling associated with the railways. Despite this some evidence of the past railway infrastructure may remain as it does in the above ground features of the arched railway viaduct as it approached the old Court House Station. The evidential value of this site is however considered to be **Low**.

Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present.

The site is close to the historic town and reflects the older hinterland of the medieval town as well as the railway infrastructure that once existed here. The historical value of the site is limited and considered to be **Low**.

Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.

The site in its current condition represents a very low aesthetic value. The land is purely used for car parking with some DMC uses around its edges. The aesthetic value of the site is therefore considered to be **Low** and the site currently **Detracts** from the sensitive historic environment to which it is near.

Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

The site has some Communal Value through memories of its use as the Courtyard Station that still persist. However other than this there is little communal value other than through its role as a point of arrival into the foot of Regent Street. As such the Communal Value is considered to be **Low**.

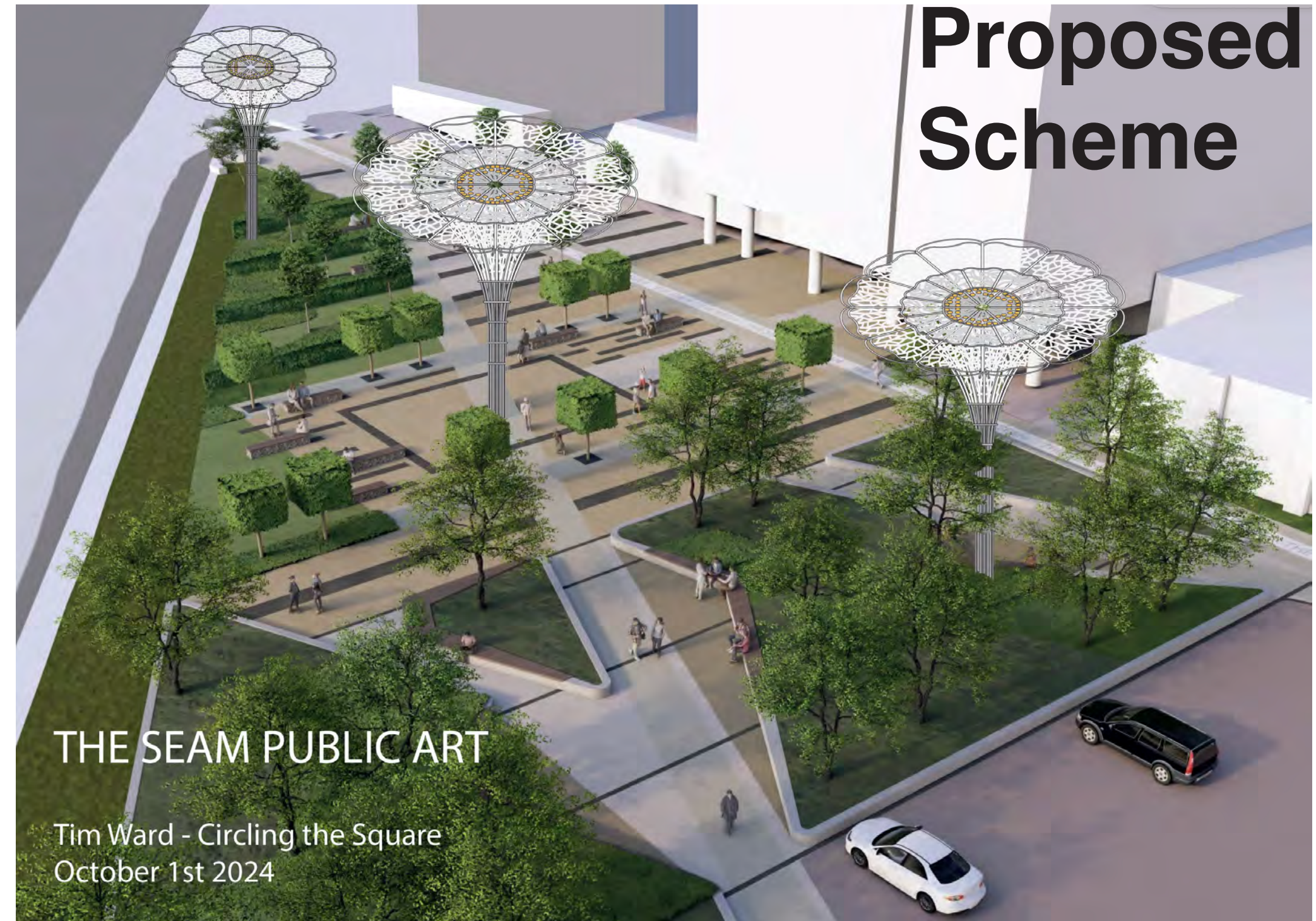
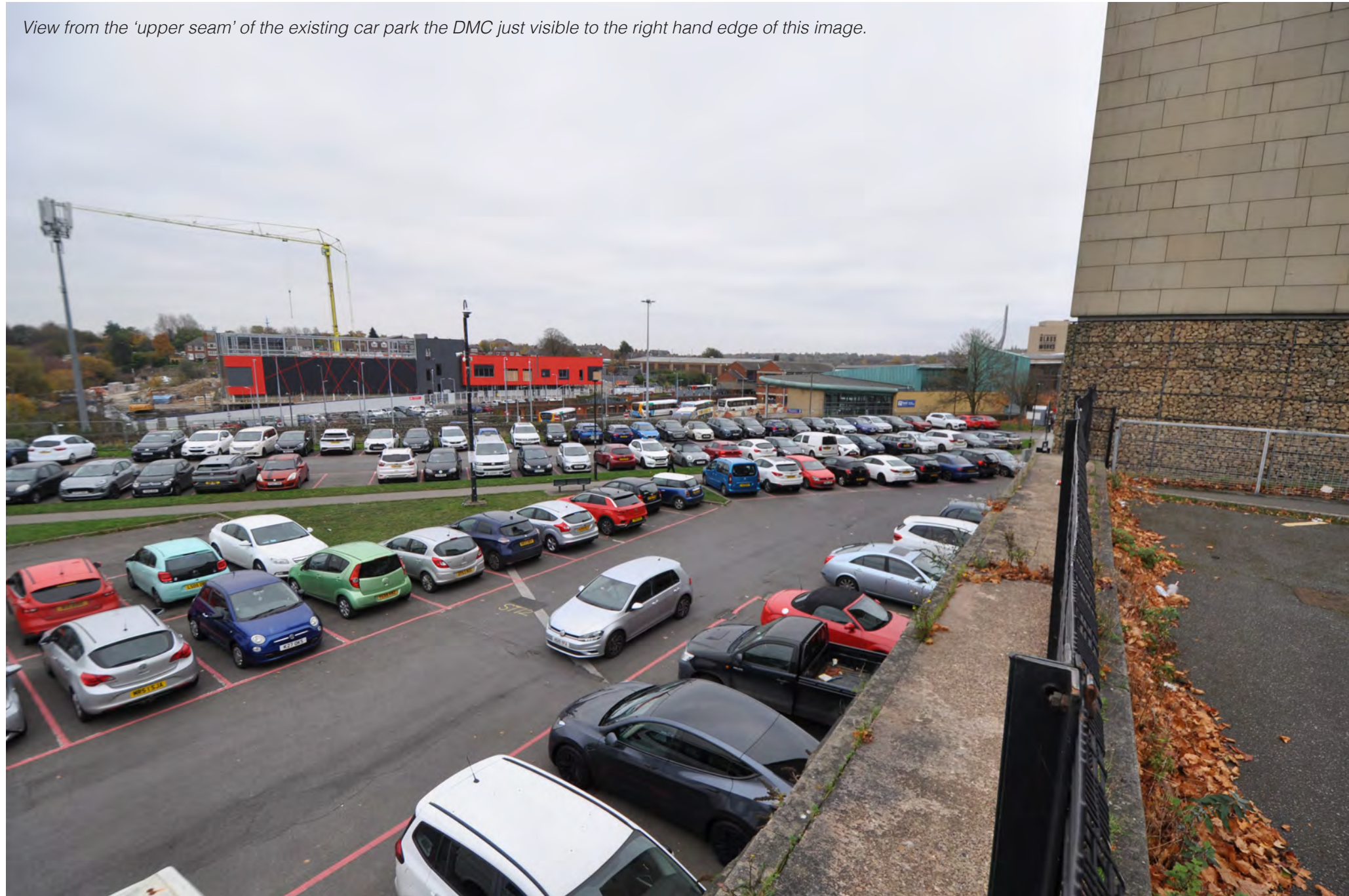


View of the DMC showing its current situation of a quality building within a car park.



View towards the site from the far end of the car park, the railway arches and the side of the DMC visible.

View from the 'upper seam' of the existing car park the DMC just visible to the right hand edge of this image.



PROPOSED SCHEME

The proposal intends to create three standalone pieces of public art to integrate into a new area of public open space that would serve as a gateway to both the town centre and the Barnsley 'Seam' and DMC. The art pieces would be bespoke and are influenced by the tapestry of linen threads, coal mining seams and the Yorkshire White Rose, all of which have considerable meaning for the town of Barnsley and its surrounding towns and villages.

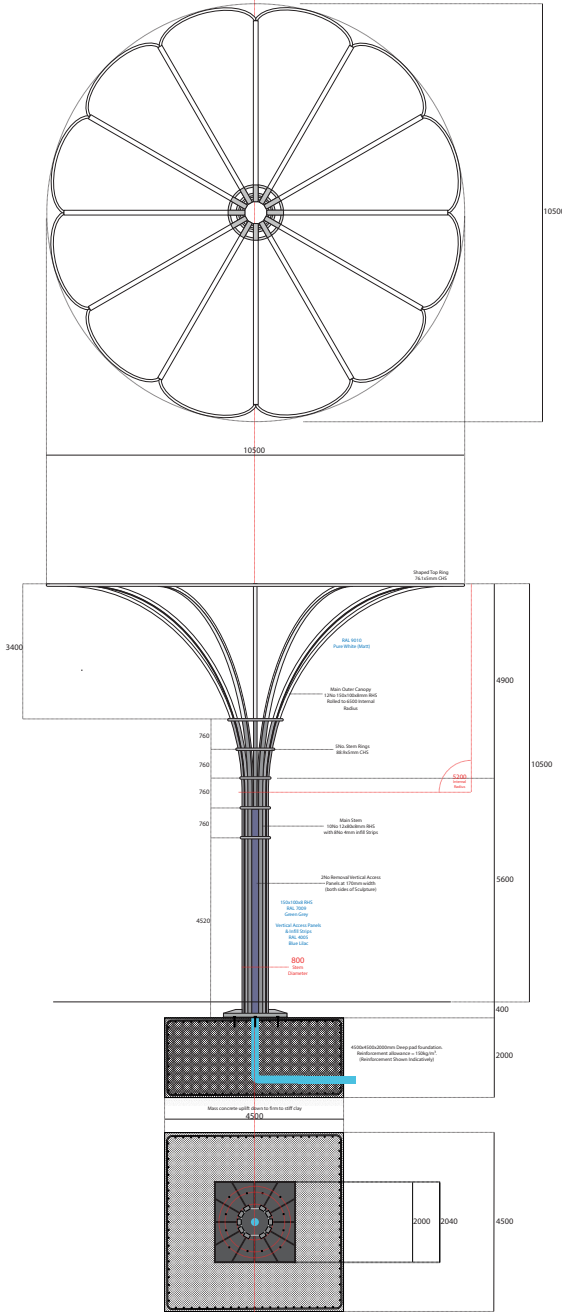
The combination of these influences have been interpreted to create tall, standalone structures that splay at their upper ends to become landmark pieces of public art within this proposed new public realm space thereby adding to the attractiveness and success of the urban environment of the town.

The structures would be located to the southern end of the existing space to the front of the existing 'The Seam' DMC building and would extend in the direction of the Regent Street/Eldon Street junction. The alignment through the proposed new public space would therefore provide a welcome opportunity into the lower end of Regent Street from the existing car park and into the DMC 'The Seam' area from the town and the Barnsley Interchange.

Two of the proposed structures would be 12m tall and one would be 15m tall. They would be created of mild steel with decorative finishes. The superstructure itself would consist of a mild steel frame that outlines and determines the stem and conical shape of the art works. For the larger structure this would start from a thin (1000mm) 'stem' before splaying out in a conical fashion to around a 13m diameter canopy at the top.

The smaller works would consist of an 800mm 'stem' with a canopy of around 10m diameter. Within this steel substructure patterned 'weaves' of thinner steel elements and 'veins' would give a sense of elaboration and response to place within the structures. Lit nodules would also be included upon protruding structures which would extend higher from the

Yorkshire Rose Sculpture 12mtrs 4A2 - Scale 1:50
Elevation & Plan View - Stage 1 Fabrication

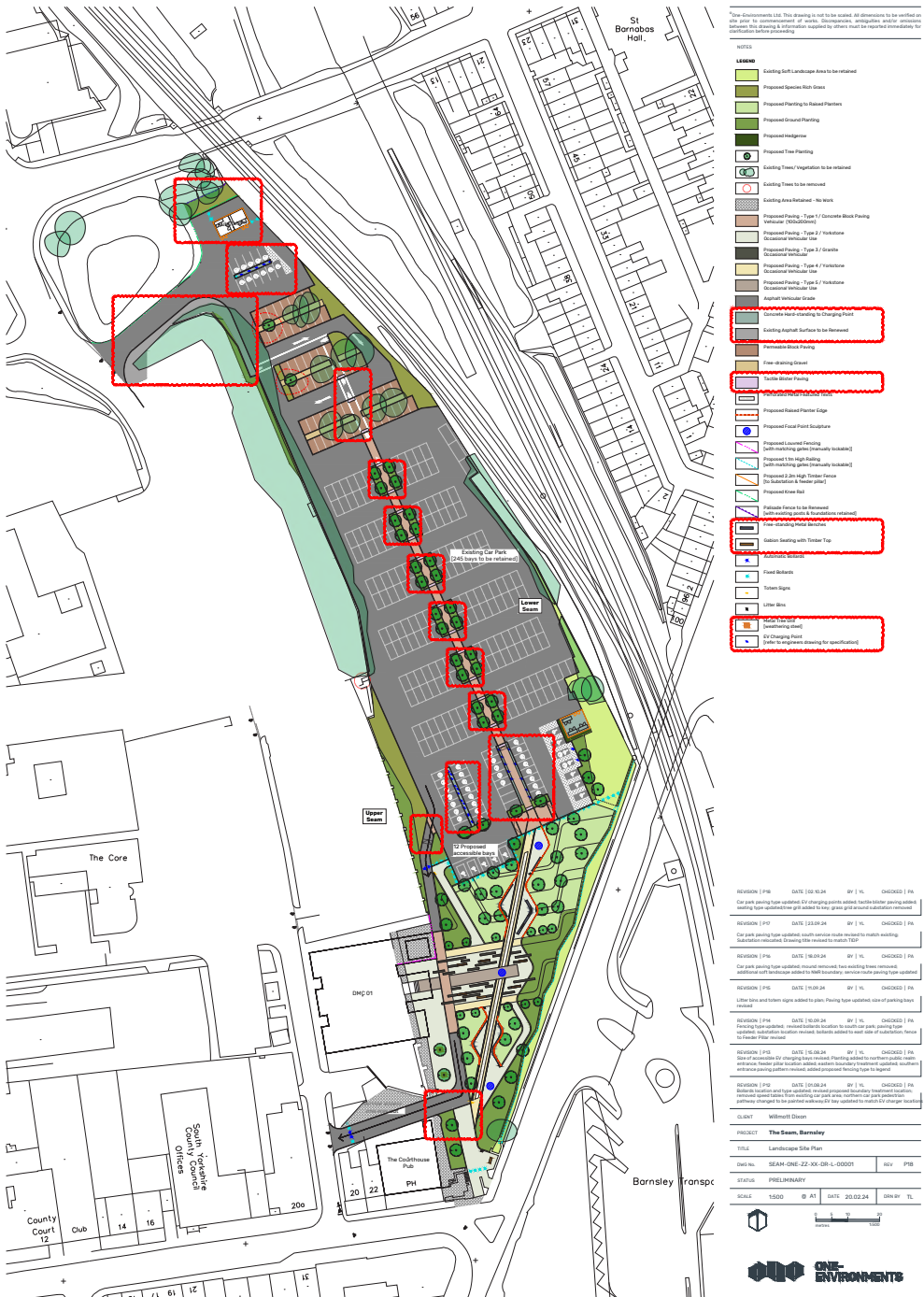


centre of the stem and extend higher than the main canopy.

The structures would represent an opportunity for creative lighting that would allow the art works to come alive at night and even be used for light inspired events where the structures themselves would coordinate lighting changes between them. This would be in coordination with other lighting associated with the overall public realm project that would surround the area.

The artworks would become landmark pieces and would likely be visible from along Eldon Street as well as from other areas around and within the city. They would introduce a new tall structural element into the townscape that would potentially compliment the existing tall townscape features such as the Town Hall tower, War Memorial, and even the Barnsley Metrodome tower. Trees would also be proposed within the new public realm space which would create further interest

Proposed site plan showing the location of the refurbished car park and the proposed improved public open space to the south in front of the DMC building.



CLIENT	PROJECT	DRAWING TITLE	NOTES	AMENDMENTS
Willmott Dixon Construction Limited	Provision and Installation of SEAM Super Structures in Barnsley Artist - Tim Ward	Yorkshire Rose Design Proposal Three Super Structures	1. This drawing is for information only and is not to be used for construction purposes. 2. All dimensions are in millimetres unless otherwise stated. 3. All materials are to be of a quality suitable for the intended use. 4. All work is to be carried out in accordance with the relevant standards and specifications. 5. All work is to be completed by the date specified in the programme of work.	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White Roses - SEAM Super Structure



Visualisation of installed White Rose Structures

The SEAM Public Art

Heritage Impact Assessment

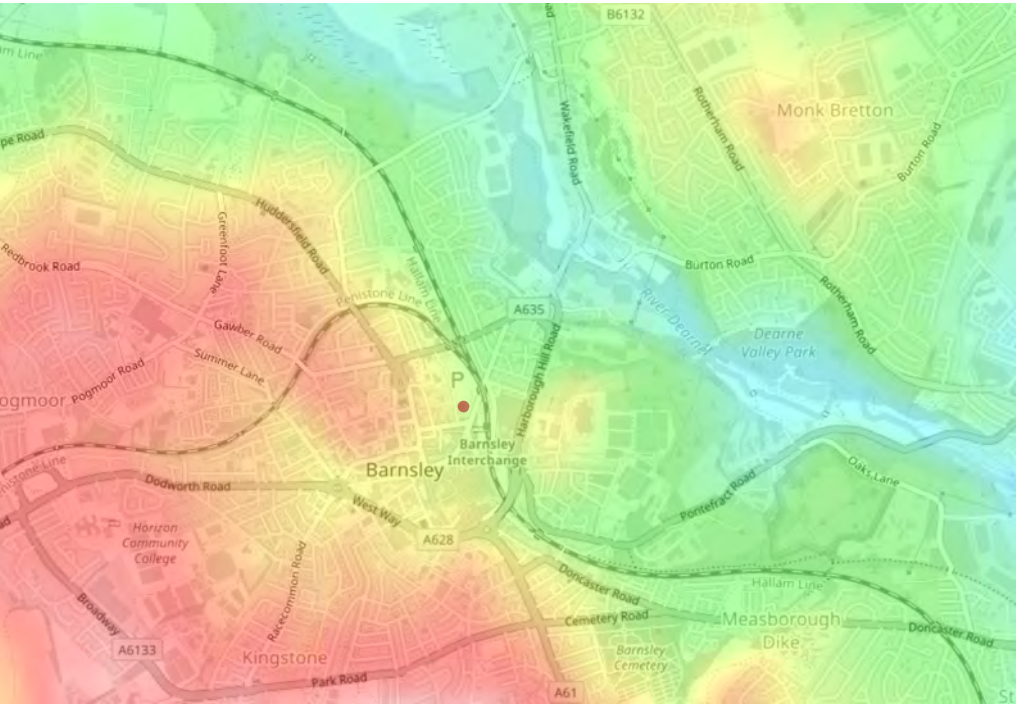


View of the site from the car park showing the DMC Building and the former railway arches that supported the line into the former Courthouse Station.

HERITAGE IMPACT ASSESSMENT

The proposals would have the potential to affect the immediate setting of one, possibly two Listed Buildings within the town centre (These are the Grade II Listed The Old Courthouse and the Queens Court Business Centre respectively). The setting of several more designated assets could also be affected along with key views, primarily due to the height of the proposed works as well as the proposed lighting. However visibility itself does not necessarily constitute harm and the assessment below is intended to determine whether any such harm would occur, even if the artworks are visible from a particular place.

This HIA also undertook a wider level of assessment so as to ensure completeness with regards identified heritage assets and Locally Listed structures from farther afield. This shortlist was drawn from assessment of the topographical maps and an assessment made, largely based on visibility. Even though setting consists of more than visibility, in this



case we regarded cross visibility, or visibility of an asset, along with the development within the same view, as being of particular importance. Fortunately, there were no such incidences where such an occurrence occurred.

The panoramic images below illustrate the approximate location of the site as a red band of colour. This is purely to give an impression of where the site is in relation to the scene and does not refer in any way to the height nor extent of the proposal. Where the site is not visible no such device has been used.

Contribution of the Site in its Current State to the Character and Appearance of the Barnsley Regent Street, Church Street and Market Hill Conservation Area (CA)

Historically the site was a functional area of land. Either through it being open agriculture, as it likely was before the railways, or as railway sidings and then railway station. It has therefore never truly added to the character or appearance of the town other than through its industrial history.

Although this is obviously of some significance to Barnsley, this situation is long gone and today the site is surface car parking that extends over some considerable amount of land. In this respect, although the site provides a welcome to visitors, it is not until they reach Regent Street that they fully perceive the positive welcome that such a ‘gateway’ should provide.

As such the site currently **detracts** from the character and appearance of the Conservation Area and represents an **Opportunity for Enhancement**.

Assessment of Impact of the Proposal Upon the Barnsley Regent Street, Church Street and Market Hill Conservation Area (CA)

As mentioned above the CA is significant due to several factors, not least its planned medieval core that later grew into the industrial and commercial hub from the Georgian period onwards. New formal streets such as Regent Street created dramatic additions to the older street layout and this, in turn, resulted in the town maintaining its regional attraction both the industry and leisure. Its role within the South Yorkshire Coalfields gave the town much of its identity and today this tradition is being carried forward in new digital industries. The CA is largely encompassed on the side of the hillside with views extending over towards Monk Bretton to the North East. The application is located upon the lower slopes of the town. The medieval core, as well as the later civic heart of the town, are located significantly higher than the site. This height difference is actually around 15m to 20m¹.

Despite this height difference there may still be some effect upon the CA through this proposal but, due to the obscurity of buildings, any perception of the art works would be through glimpses between, adjacent to or, in rare cases, over buildings.

We have not identified any potential points where significant views from within the CA
1. www.topographic-map.com relates the height of the application site to be around 98m above OD . The junction to the top of Regent Street is 113m OD and Church Street, outside St Mary's is around 121m OD.

would be impacted other than the view from Eldon and Midland Street facing North. This view would however terminate at this site and the art works would represent a focal point.

Much of the town is visible from views towards the CA from the East but these are largely contained to glimpsed views from the along the A61 bypass and from closer views of the town from areas like Schwarbisich Gmund Way. These views are largely incidental and would likely see development in the future blocking such vistas. As such they cannot be considered overly significant. From further afield, upon the higher land around Monk Bretton the Town Hall is clearly visible, as is the DMC and the Old Courthouse. The artwork intervention would therefore be of some prominence from these viewpoints.

In terms of actual Harm to the historic environment, the proposed Artworks would be contextual, rooted in their place and would generally be responsive to their context. They would also considerably enhance an underused and unattractive site within the town. The main impact would therefore be due to the height of the works and potentially through any impact of lighting.

However, the intention is to create an intervention that is eye catching, that communicates something of the history of the town and that stimulates a positive welcome. As such, although the structures may not be to everyone's taste, they will not cause harm

simply through existing and will not affect any identified key views or interfere with any high grade heritage assets. As such we find that any potential for minor harm through the art works will be largely mitigated by their part of the wider public realm improvements and the story that they communicate of the town's history.

In terms of lighting, it is expected that this would be contained to the area of the artworks and not create unsightly light spill. In either case, the light and impact of flashes etc from events would be typical within an urban environment and if any harm did occur to heritage assets it would be temporary and would not cause permanent impact.

Impact Upon the Significance of the Barnsley Regent Street, Church Street and Market Street Conservation Area: **Low**
Harm Identified: **Low to Negligible Harm**

Assessment of Impact Upon The Old Courthouse GVII

The Old Courthouse has a direct relationship to this site through its role as part of the former Courthouse Station until 1958. However, the site has very little to remind one of these days other than the terracing of the land and the remains of arched railway retaining structures. The Old Courthouse is primarily seen within its context on Regent Street where it forms the

eastern or lower end. It is currently a strong attractor, being as it is well maintained and an attractive and focal point building. It also has some Communal significance through its history to the town.

The building would in many ways benefit from the public realm scheme as proposed. The artworks however would introduce very high structures within close proximity. However, these interventions would be deliberately contrasting and offer something of a modern interpretation of a highly contextual subject - that of the traditional industries of Barnsley.

In this regard, although the artworks would introduce inevitable change, would this change be harmful? In assessing this we find that there could be some minor harm due to the scale and size of the interventions but that this is compensated for through the benefits of creating a better welcome into the town as well as telling the narrative story of the history of Barnsley for new generations.

As such we find Low Harm to the setting and significance of The Old Courthouse through the interventions themselves. However, when taken as part of the wider public realm enhancement - that will dramatically improve both the approach and immediate setting of the Listed Building - then this would remove any harm and offer potential indirect enhancement of the Listed Building.

Impact Upon the Setting and Significance of

The Old Courthouse: **Medium**
Harm Identified: **Negligible/Minor Enhancement** (when the scheme is taken as a whole)

Assessment of Impact Upon the Queens Court Business Centre GVII

Like The Old Courthouse, this building sits to the lower end of Regent Street and creates something of a ‘bookend’ to this lower part of the formal approach towards the Town Hall.

The building’s setting relies both upon this formal approach and its surroundings as well as views to it along Eldon Street. It is within these views that the greatest effect would occur as the art works could be seen beyond this building standing high.

As above however, the contrasting nature of these art works, along with their response to context and positive narrative will give some enhancement to the Listed Building through a positive effect upon its setting.

Impact Upon the Setting and Significance of Queens Court Business Centre: **Low**
Harm Identified: **Negligible**

Assessment of Impact Upon Barnsley Town Hall and War Memorial GVII/GVII*

Barnsley Town Hall and the Barnsley War Memorial stand high within the landscape and

the town hall’s neo classical/mid century tower is a landmark for miles around. Both structures front onto the formal approach of Regent Street that was laid as part of 19th century remodelling of the town to enable such a formal approach to be provided. The war memorial actually predates the town hall but was intentionally planned as part of the same scheme. The site is far removed from the proposed site of the art works and there would be no direct inter visibility. The structures may encroach slightly over buildings to the lower end of Regent Street but these protrusions would likely be imperceptible from the upper end of Regent Street especially from ground level. There may be some light spill from the art works if they were to be used for light intervention but this would likely be acceptable within an urban environment.

The town hall is however visible within its urban context from farther afield, especially from the East. In these views, the view of the town hall tower will be seen within the same context as that of the art work. In these cases, there are no specific key views of the town hall and many are glimpses from such roads as the A61, but nevertheless the proposed works would still encroach into the townscape scene when viewed from the east.

In this regard the art works would introduce a new built form into these scene. However, for the most part, the town hall would still dominate the town centre both from near and far. Where marginal encroachment is perceived from

certain glimpsed views, the town hall tower will still be perceivable within its context.

Ultimately the proposals would appear as a modern intervention into the town that is meant to be seen but also meant to compliment the old and the new of Barnsley. As such we find No Harm through this proposal to either the Town Hall or the War Memorial.

Impact Upon the Setting and Significance of Barnsley Town Hall and War Memorial: **Low**
Harm Identified: **Negligible/Low**

Assessment of Impact Upon Listed Church of St Mary. GVI

The church tower of the Church of St Mary likely dates to the 14th century with later Victorian neo Gothic rebuilding. The church stands high within the old Medieval part of the town but is very much shielded from the application site by other buildings and trees.

The main aspect from where the proposal and the church tower would be seen in the same context would only be from farther afield towards the top of the opposite valley around Monk Bretton. In these views the art works and tower will be seen from some considerable distance and any effect would be minimal with the crenelation of the church tower not impeded upon.

Impact Upon the Setting and Significance of St Mary’s: **Low**

Harm Identified: **Negligible/No Harm**

Assessment of Impact Upon Other Listed Buildings Within the Wider Vicinity.

As mentioned above this assessment sought to ensure no indirect adverse effect upon identified heritage assets near to Barnsley, including those some distance away. As a result we assessed the following Listed Buildings:

New Lodge, Wensley Road GVII

New Lodge was a house designed by the York Architect John Carr in the late 18th century for his nephew John Clarke. The house is a fine neo classical building that would once have commanded long distance views towards Barnsley town centre. Today however the house is surrounded by high hedge bordered garden and post war council housing. As a result the interventions would have no perceivable impact upon the setting and significance of this Listed Building.

Impact Upon the Setting and Significance of New Lodge: **Negligible**
Harm Identified: **Negligible/No Harm**

Collection of Listed Buildings at Monk Bretton, Including Monk Bretton Manor Farmhouse GVII.

Monk Bretton is an old settlement sitting high above the opposite side of the Dearne Valley. There is a collection of Listed Buildings here,

mainly of 18th century construction and sitting slightly over the cusp of the ridge here. Most buildings are clustered tightly together and have very little outlook towards Barnsley. Although views are obtained from a nearby triangulation point there will be no impact upon these buildings whatsoever.

Impact Upon the Setting and Significance of Listed Buildings at Monk Bretton: **Negligible**
Harm Identified: **Negligible/No Harm**

Church of St Paul, Monk Bretton. GVII

The church of St Paul was designed in 1878 by Luigi and H Solaini of Liverpool. The church is far removed from the site but its steeple is visible from the site and from Regent Street. Nevertheless, there will be no perceivable affect upon the Listed Building.

Impact Upon the Setting and Significance of St Paul’s Church: **Low/Negligible**
Harm Identified: **Negligible/No Harm**

Barnsley Main Colliery GVII

Barnsley Main Colliery is the principal building upon the site of the main coal mining industry within the area. The massive winding house date to around 1900. They complex is located upon the western side of the Dearne Valley. Although there is no cross visibility or impact from the mining site itself, the winding house can be seen from the opposite side of the valley within the context of the town centre itself. In

these views, although widely apart, the town, the proposed site, and the winding house can be seen. Despite this visibility any perceived impact would be largely negligible and would not affect the Listed Building.

Impact Upon the Setting and Significance of Barnsley Main Colliery: **Negligible**
Harm Identified: **Negligible/No Harm**

Monk Bretton Priory and Associated Structures and Landscape GVI

Monk Bretton Priory contains remains of the Cluniac Medieval monastery within its hinterland. The site was briefly assessed due to its location to the foot of the valley and its high grade Listing. However, the distances involved and the obscurity by trees and landscape features make any potential impact negligible.

Impact Upon the Setting and Significance of Monk Bretton Priory: **Negligible**
Harm Identified: **Negligible/No Harm**

Assessment of Impact Upon Locally Listed Buildings.

Several Non Listed buildings have been identified both within and without the Conservation Area. These include some fine buildings within the CA that contribute both the story of Barnsley and its social and architectural fabric. Such buildings, such as the Cooper Gallery and Drill Hall on Eastgate are, like St Mary;s set higher than the site and are some distance away from it. However, there could

be some indirect impact and encroachment over other buildings that could impinge on the setting or views to or from these buildings.

Nevertheless, the proposed scheme as it sits would have a largely negligible if not marginally positive effect upon the setting of these important Locally Listed buildings.

Further afield the Locally Listed ruins of Lock Keepers Cottages and Canal infrastructure around Twibell Street would sit much farther away from the site. However there is no perception of either site not built environment from this site and as such there would be no impact upon the Local Listed structures here.

Impact Upon the Setting and Significance of Locally Listed Buildings here: **Low**
Harm Identified: **Negligible.**

Assessment of a new ‘Landmark Structure’ Upon the Historic Environment.

The proposal would see three relatively large structures being integrated into part of the town where currently there are only lamp columns, signs, trees and surface car parking. Despite any individual harm, the creation of such structures would have the potential to become a landmark within Barnsley of a similar magnitude as the surrounding, landmark heritage assets that dominate the town.

In this respect, although not located high above the town, there is the potential that the proposed building would draw the eye and

alter the perception of Barnsley towards it.

Effect of the Proposals

The proposed site is obviously open at present. The site is surface car park and contributes negatively to its surrounding historic setting.

The dominance of such land use here does not give a positive welcome into the town for those arriving by car.

The proposal would introduce three relatively large structures here. They would encourage footfall towards the DMC and would enhance the general perception and sense of arrival here both from those using the car park and those arriving by public transport. Their role in communicating, in a creative way, the history of the town and their use in events or light and sound interventions would enhance the ability of these artworks to be relevant and positive in people’s experience of Barnsley.

Contribution of the proposal to the townscape quality of Barnsley: **Medium/High Positive**
Harm Identified: **Negligible/Positive Enhancement**



View towards the site from outside the Town Hall with the Grade II Listed War Memorial in the foreground. There should be no perceivable difference to this view caused by the scheme.*



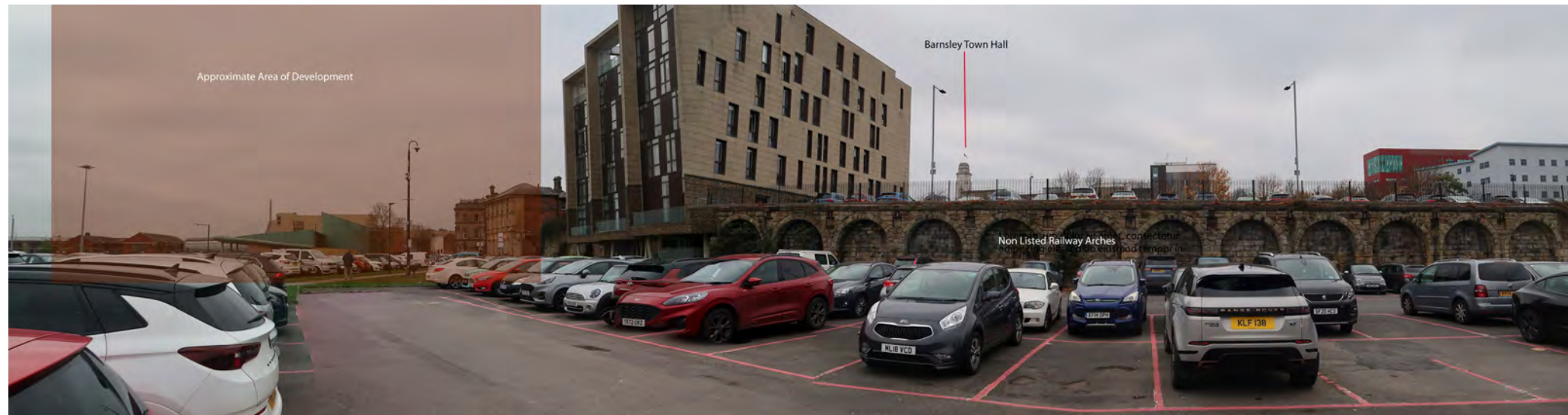
View towards the site from Eldon Street at the junction of Midland Street with the transport interchange to the right. The artworks may be visible from here and would act as a sign post towards the foot of Regent Street and the DMC.



View of the site from near to the junction of Eldon Street and Regent Street with the Old Courthouse and DMC visible. The art works would be visible from here and become something of a landmark. Their contrasting architectural nature and quality would help enhance the townscape here.



View from Regent Street opposite The Old Courthouse. The site is to the right of the Listed Building and would likely remove attention from the plethora of highway lamp columns and traffic lights to the area's benefit.



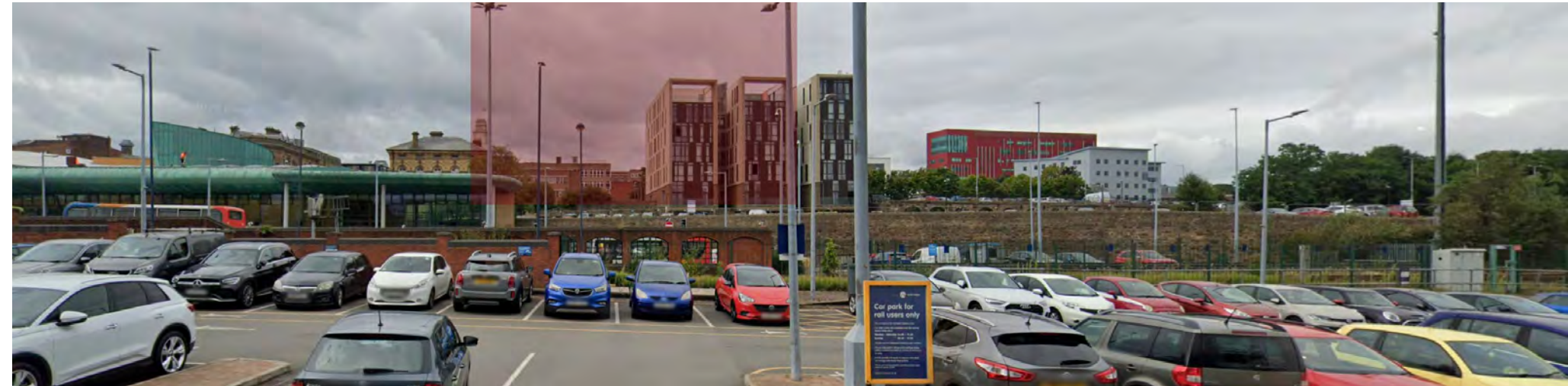
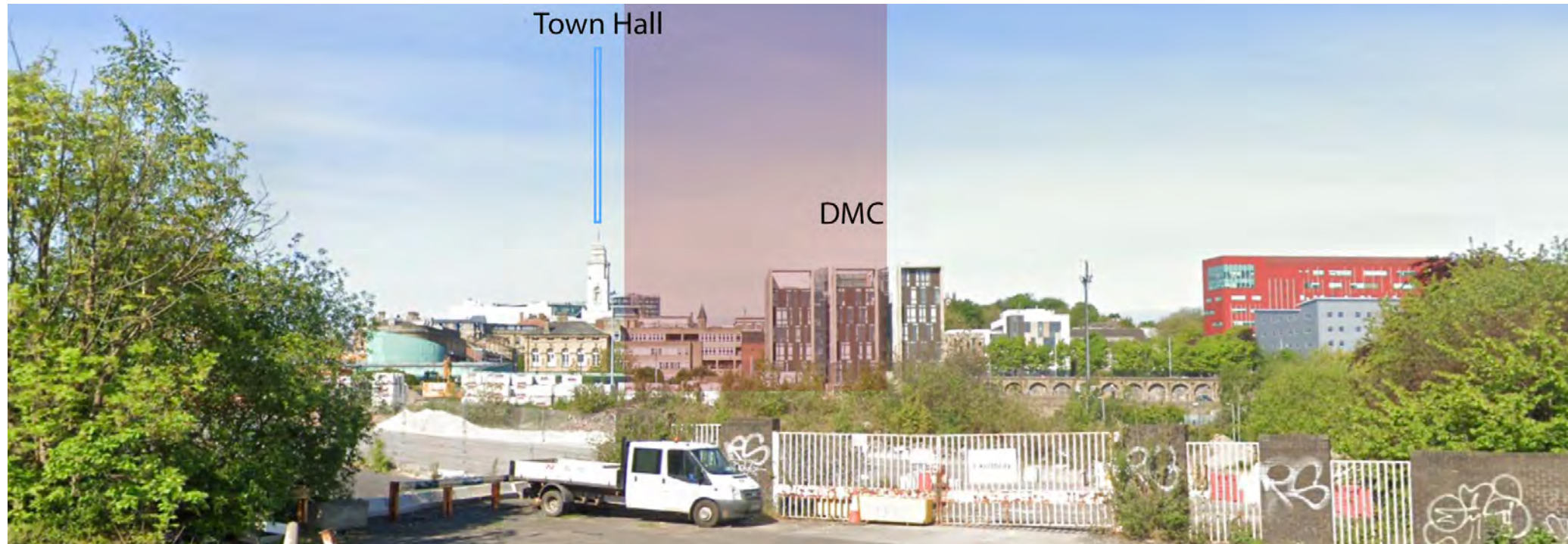
View towards the site of the public realm enhancement from the car park. Note the old railway arches and the glimpse of the town hall. The art work structures would be high and noticeable in this view but would direct and signpost towards the lower end of Regent Street and the 'gateway' into the town.



View towards the site the Town hall area looking along Sadler Gate. The roof of the DMC is visible and, although unlikely, there could be the possibility that some of the structures could be visible from here between the gaps in the roofscape. However any such encroachment over the skyline here would be a very minor glimpse and would not affect the significance of the flanking heritage assets seen in this image.



View towards the site from the 'Upper Seam' car park with the DMC visible at the far end. The CA boundary is to the right to the rear of the buildings visible here. Once again, the art works would 'signpost' to this location as a place of interest and will offer a much needed point of orientation from this viewpoint assuming they would be visible over the change in land level.



A similar view from the East to the rear of the Interchange building. Once again the art works would be visible and signpost towards the town.

View towards Barnsley from the A61 main road as it skirts around the town. This view is fleeting but provides an important glimpse of the town hall within its hillside context. The intervention would be seen within such views and would likely become something of a further point of orientation for people travelling along this route. (NB: This image was taken from Google Maps due to an inability to stop and loiter here.)



View towards Barnsley from the triangulation point at Monk Bretton village. These long distance views are visible from some areas around Barnsley, especially to the ridge opposite the town around Monk Bretton. The art works would be located to the edge of the vista towards the town hall and would not encroach upon the town hall tower itself.



View towards the site from Eldon Street at the junction of Midland Street with the transport interchange to the right. The artworks may be visible from here and would act as a sign post towards the foot of Regent Street and the DMC.



View in the direction of Barnsley from the remains of Lock Keepers cottages at Twibell Street. Although the topography could allow cross visibility here there would be little perception between the sites. Some light spill may occur if the Artworks were heavily lit but this would likely be comparable to general lighting from the town that could spill in this direction, especially on cloudy evenings.



View towards Barnsley from the car park of Monk Bretton Priory with the GVI pub in the centre. As above there would be no effect of the proposal from this important heritage site.

ASSESSMENT OF IMPACT

The following tables highlight the levels of impact identified through this HIA assessment and should be read in conjunction with the assessment above.

High Positive	The proposed development/alterations would have a major beneficial effect upon the significance of the heritage asset, its setting and understanding, both through tangible and intangible means.
Medium Positive	The proposed development/alterations would have a significantly beneficial effect upon the heritage asset, its setting or understanding
Low Positive	The proposed development would have a low beneficial effect through improvements to the asset, its setting that would result in some greater improvement or understanding of the asset.
Negligible/Neutral	The proposed development would have a neither a positive nor negative effect upon the asset, its setting or understanding. As such any changes would not affect the asset to any noticeable degree.
Low Adverse	The proposed development would have a low negative effect through effects to the asset or ts setting and would result in some low harm to the asset
Moderate Adverse	The proposed development/alterations would have a significantly negative effect upon the heritage asset, its setting or understanding
High Adverse	The proposed development/alterations would have a major negative effect upon the significance of the heritage asset, its setting and understanding.

Heritage Asset	Grade/Type	Significance	Effect of proposal	Impact	Harm	Mitigation	Harm after mitigation
Barnsley Regent Street, Church Street and Market Hill Conservation Area	Conservation Area	The Conservation Area covers the centre of Barnsley encompassing its planned Medieval layout and later alterations including later 19th century planned alterations and the laying out of streets such as Regent Street.	Installation of tall structures upon new piece of public realm reclaimed from car parking. Artworks would utilise light and sound and be up to 15m in height.	Low	Low/Negligible	NA	NA
The Old Courthouse	Grade II Listed	The Listed Building is of high architectural aesthetic quality and has a direct historic relationship to the application site due to its past role as the Courthouse Station.	Installation of artwork structures immediately to the east and northeast of the Listed Building alongside improved public realm giving access to the side of the Listed Building onto Regent Street and Eldon Street	Medium	Low	When the artworks are considered in the context of wider public realm improvement s the harm is lessened.	Negligible/Minor Positive Enhancement
Queen's Court Business Centre	Grade II Listed	The Listed Building has Medium architectural aesthetic quality and is an important contributor to the setting of the Barnsley Town Hall and the townscape quality of Regent Street.	The artworks would be located within the setting of the Listed Building and encorach into views of the building. The building would still maintain its presence within the planned layout of Regent Street and its significance would be largely unaffected.	Low	Low/Negligible	When the artworks are considered in the context of wider public realm improvement s the harm is lessened.	Negligible
Barnsley Town Hall	Grade II Listed	The focal point of the town of high aesthetic, communal and historical value as the heart of the civic apparatus within the town.	The artworks would affect setting only and likely have low impact mitigated by the improved public realm improvements and enhancement of the town centre offer.	Low	Negligible	Benefit in terms of the wider public realm scheme resulting in indirect benefits to the Listed Building	Minor Positive Enhancement
Barnsley War Memorial	Grade II* Listed	Of high aesthetic, communal and historic value, the war memorial stands directly in front of the Town Hall and forms an important part of the townscape quality.	The artworks would affect setting only and likely have low impact mitigated by the improved public realm improvements and enhancement of the town centre offer.	Negligible	Negligible	Benefit in terms of the wider public realm scheme resulting in indirect benefits to the Listed Building	Minor Positive Enhancement

St Mary's Church	Grade I Listed	The Church of St Mary represents the medieval heart of the town, its landmark status only truly usurped by the Town Hall. High aesthetic, communal, historic and evidential value	The artworks would affect setting only and likely have low impact mitigated by the improved public realm improvements and enhancement of the town centre offer.	Low	Negligible	NA	NA
New Lodge, Wensley Road	Grade II Listed	House by John Carr of high architectural significance but amalgamated within later housing so divorced from much of its historic setting	Negligible effect	Negligible	Negligible	NA	NA
Buildings at Monk Bretton	Grade II Listed	Collection of buildings located around Monk Bretton to the opposite hillside of Barnsley. Of varying heritage values but a good collection of vernacular 17thC and 18thC buildings.	Negligible effect	Negligible	Negligible	NA	NA
Church of St Paul, Monk Bretton	Grade II Listed	High aesthetic and communal value and visible from Barnsley town centre and this site.	Negligible effect on wider setting only. Some views from Barnsley town centre towards the church steeple may be affected but any impact would be low/negligible	Low/ Negligible.	Negligible	NA	NA
Barnsley Main Colliery	Grade II Listed	Site of long running coal extraction for the town and a main employer. High communal and evidential value	Negligible	Negligible	Negligible	NA	NA
Monk Bretton Priory Site and Associated Structures and Landscape	Grade I Listed Scheduled Monument	Very High significant Cluniac Monastery dating to the 12th C. Sat within the foot of the valley with potential for vistas towards the site.	Negligible	Negligible	Negligible	NA	NA
Locally Listed Assets; Cooper Gallery, Drill Hall, Twibell Street	Locally Listed	Several unique buildings important on a local level	Negligible	Negligible	Negligible	NA	NA

ASSESSMENT OF OVERALL IMPACT

The assessment has identified very low levels of harm that would be mitigated through the design detail and the wider benefits that will be delivered as part of the wider public realm enhancement. Despite this it is also important to realise the direct and indirect Public Benefits that can come from such a scheme and, in our opinion, these benefits encompass, but are not limited to, the following:

- Enhancement of the town centre offer of Barnsley.

The proposals offer a new dynamic to what is, in Barnsley, a rare survival of a thriving market town in the 21st century. Through investment in public art and high quality public spaces, the town can realise indirect benefits to its rich heritage through greater investment confidence, better economic prospects and a better setting to its cultural assets. This in turn enables greater flexibility of investment and enables the heritage assets to maintain their place as Unique Selling Points and Assets for the town.

- Improvement of Setting of Listed Buildings

The proposal will offer significant improvements to some of the identified heritage assets as outlined above. The change of the public realm from car park to high quality public space, not only creates a better welcome and place to use for residents and visitors, but it also vastly improves the setting of these Listed Buildings. The artworks themselves will be large, but will stimulate discussion and help tell the story of Barnsley and its proud industrial heritage.

- Encouraging Public Movement

The art works will encourage public use of the spaces around the lower end of Regent Street and encourage people to spend more time and, in turn, allow natural surveillance of the area to become the norm. Not only would this result in more customers to the buildings, it would also make

the Listed Buildings near here more desirable to occupy. Moreover, the extra safety and security provided by greater public use would prevent vandalism or the fear of crime, especially heritage crime to some of the heritage assets nearby.

Encourage the Narrative of Barnsley to be Told

The proposed art works would encourage an interest in the history of Barnsley of which surrounding heritage assets and Listed Buildings form a part. As a result, the proposals will not only increase tangible benefits, but they will also encourage people to hopefully explore and investigate the history of the town. In other ways the art works will bring the history of Barnsley to life through new, creative means to engage.



General view of some of the quality recent public realm in Barnsley.

SUMMARY

The proposed scheme would considerably enhance the functionality, understanding and future proofing of this important gateway site into Barnsley.

The proposed artworks will enhance this part of the town and the proposed public realm will enable greater use and custodianship of these spaces. As a result it is likely that the heritage assets will have a better future as important elements within and around this space.

Although the artworks are tall and will be lit, the overall effect would likely be positive, mainly because this proposal would offer considerable enhancement of the space within this site, but also because the art itself would offer a new, vibrant offer to Barnsley that is fundamentally rooted in the town’s history.

The scheme would therefore generally result in a Neutral/Minor Positive effect and our assessment, by being thorough and comprehensive, has demonstrated that the proposal would be unlikely to have any unintended consequences for heritage sites further afield

Ultimately this proposal will be positive and help the future energy of Barnsley’s renaissance to be sustained through good, contextual design and responsive, creative art of the 21st century.

As such, we advance the case that this proposal meets the tests set out in National and Local Planning Policy Guidance and should be approved.



Intentionally Blank



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